

157.0

0009

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

885,700 / 885,700

USE VALUE:

885,700 / 885,700

ASSESSED:

885,700 / 885,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
264		RENFREW ST, ARLINGTON

## OWNERSHIP

Owner 1:	MACDONALD ROBERT D & ELISA B/
Owner 2:	TRS/MACDONALD FMLY LIVING TRUS
Owner 3:	

Street 1: 264 RENFREW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1:	MAC DONALD ROBERT D/ELISA B -
Owner 2:	-

Street 1: 264 RENFREW ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										105139
										GIS Ref
										GIS Ref
										Insp Date
										05/24/18

Total Card / Total Parcel

885,700 / 885,700

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																
Type: 05 - Garrison				Full Bath: 1	Rating: Very Good			PDAS NC=WIP 15X30 ADDITION RECHECK.																																																																																				
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																							
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																																																																																							
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																							
Sec Wall: 2 - Clapboard	5%			OthrFix:	Rating:																																																																																							
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																																																								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																							
Color: YELLOW				A Kits:	Rating:																																																																																							
View / Desir:				Fpl: 2	Rating: Very Good																																																																																							
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																							
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																																																								
Year Blt: 1938	Eff Yr Blt:			Location:																																																																																								
Alt LUC:		Alt %:		Total Units:																																																																																								
Jurisdct: G12		Fact: .		Floor:																																																																																								
Const Mod:				% Own:																																																																																								
Lump Sum Adj:				Name:																																																																																								
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL																																																																															
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	7	3																																																																																
Sec Int Wall:		%		Economic:				Additions: 1999																																																																																				
Partition: T - Typical				Special:				Kitchen:																																																																																				
Prim Floors: 3 - Hardwood				Override:				Baths:																																																																																				
Sec Floors:		%		Total:	4.6 %			Plumbing:																																																																																				
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																																																																																				
Subfloor:				Basic \$ / SQ: 135.00				Heating:																																																																																				
Bsmnt Gar: 1				Size Adj.: 1.18901443				General:																																																																																				
Electric: 3 - Typical				Const Adj.: 0.99989998				<b>COMPARABLE SALES</b>																																																																																				
Insulation: 2 - Typical				Adj \$ / SQ: 160.501				Rate	Parcel ID	Typ	Date	Sale Price																																																																																
Int vs Ext: S				Other Features: 103184																																																																																								
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																								
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																																																																																								
# Heat Sys: 1				NBHD Mod:																																																																																								
% Heated: 100		% AC: 100		LUC Factor: 1.00																																																																																								
Solar HW: NO		Central Vac: NO		Adj Total: 484951																																																																																								
% Com Wall		% Sprinkled:		Depreciation: 22308																																																																																								
				Depreciated Total: 462643																																																																																								
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																				
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				Juris. Factor:	1.00	Before Depr:	160.50																																																																																					
SPEC FEATURES/YARD ITEMS				Special Features:	0	Val/Su Net:	139.25																																																																																					
				Final Total:	462600	Val/Su SzAd:	237.47																																																																																					
<b>PARCEL ID</b> 157.0-0009-0002.0																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																											
2	Frame Shed	D	Y	1	6X10	A	AV	1970	0.00	T	39.2	101																																																																																
22	Wood Deck	D	Y	1	12X22	G	GD	2011	12.23	T	4.8	101			3,100		3,100																																																																											
More: N	Total Yard Items:	3,100		Total Special Features:					Total:	3,100																																																																																		
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